



71 Armadale Crescent, Coolbinia

COOLBINIA'S LARGEST RESIDENTIAL BLOCK — FIRST TIME OFFERED IN OVER 50 YEARS

Held tightly for more than five decades, this is one of those opportunities that simply doesn't come around twice. Spanning an impressive 1,872sqm across two titles, this is Coolbinia at scale - and it's ready for something significant.

Set behind the existing 1920s character home, the true value here lies in the land. Split into two substantial lots (870sqm and 1,002sqm), this is a rare chance to secure, design and create in one of Perth's most tightly held pockets.

With a favourable northern frontage, combined with an elevated rear position that opens the door to potential city views from a second storey (STCA). It's a combination that's incredibly hard to find, and even harder to replicate.

Whether you're looking to build a landmark residence, develop two high-end homes, or landbank for the future, this is a canvas with

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FOR SALE

Offers from \$4 Million

VIEW

Sat 13th Jun @ 1:00PM - 2:00PM

AGENTS

Mark Stanhope

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AGENCY

LJ Hooker Subiaco

(08) 9382 3959

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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serious upside.

Large, flexible, and tightly held - this is Coolbinia at its absolute best.

FEATURES

- Expansive 1,872sqm landholding across two titles
- Lot 689: 870sqm | Lot 714: 1,002sqm
- Original 1920s character home with renovation potential
- Favourable northern aspect to the front of the property
- Elevated rear with potential for city views (STCA)
- Flexible options to renovate, rebuild or redevelop

OPPORTUNITY

- Extensive renovation or restoration of the existing 1920s character home
- Demolish and develop both lots into two new residences (STCA)
- Build a bespoke, large-scale family home across the full 1,872sqm holding
- Potential to purchase and utilise each lot individually (subject to relevant approvals)

LOCATION

- Tightly held and highly sought-after Coolbinia pocket
- Surrounded by quality homes and established streetscapes
- Close to local parks, schools and lifestyle amenities
- Easy access to the Perth CBD and major transport routes

TITLE DETAILS

- Two separate titles
- Lot 689 & Lot 714 on Plan 5723
- Volume 1805 Folio 167

OUTGOINGS APPROX

- Council Rates - \$2,341 per annum approx.
- Water Rates - \$1,537.25 per annum approx.
- Total Outgoings - \$3,878.25 per annum approx.

For more information or to arrange a viewing contact Mark today.

DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID	8GGHNF
Property Type	House
Land Area	1872 m2

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